



## **CITY OF SUNNYVALE ADMINISTRATIVE HEARING**

**MINUTES**  
**Wednesday, October 12, 2005**

**2005-0872 – Winifred E Horwege, Trustee** [Owner]: Application for a Variance from Sunnyvale Municipal Code section 19.46.060 to allow a two-car garage less than the required 400 square feet. The property is located at **884 Mockingbird Lane** (near Morningside Dr) in an R-0 (Low-Density Residential) Zoning District. (APN: 198-11-007)

In attendance: Myron and Nina Myers, Applicant; Gerri Caruso, Administrative Hearing officer; Jamie McLeod, Project Planner; Luis Uribe, Staff Office Assistant

**Ms. Gerri Caruso**, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

**Jamie McLeod**, Project Planner, stated that the applicant is proposing to remove the existing 2-car carport and to replace it with a 2-car enclosed garage.

The Variance is for the size of the proposed garage. The Sunnyvale Municipal Code section 19.46.060 requires a 2-car garage to be at least 400 square feet, with minimum dimensions of 17 feet wide and 18 feet deep. Given the configuration of the existing house, designing a full 400 square foot garage would require the applicant to either encroach into the allowable side yard, into the required front yard, or to not allow an adequate entry passage to the front door.

The proposed site layout is fairly commonly on the 800 block of Mockingbird Lane with about half of the homes having similarly designed garages.

The applicant had initially requested a Variance for a reduced front yard setback of only 18.5 feet to allow for the full 400 square foot garage. Staff noted that in recent years, the City Council has demonstrated a greater concern with setback deviations than with reduced garage size, denying some requests for even small setback deviations. After consulting with staff, the applicant amended the Variance request to be for a reduced garage size rather than a reduced front yard setback.

Ms Caruso clarified with Ms. McLeod the size of the garage as well as receiving a letter for the record.

**Ms. Caruso opened the public hearing.**

**Nina Myers**, Applicant, stated that the additional square footage would allow the applicants to park larger vehicles within the garage.

Ms. Caruso verified that the garage would be demolished and rebuilt.

**Myron Myers**, Applicant, requested that approval be granted for the project. The applicant stated that if they were to park an SUV in the garage there would be no space for anyone to walk around the vehicle. Mr. Myers asked the Administrative Hearing Officer questions regarding the Conditions of Approval.

**Ms. Caruso closed the public hearing.**

**Ms. Caruso approved the application subject to the Findings and Conditions of Approval eliminating condition 2B.**

**Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.**

The meeting was adjourned at 2:27 p.m.

Minutes approved by:  
Gerri Caruso, Principal Planner